164.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,300 / 843,300
					USE VALUE:	843,300 / 843,300
					ASSESSED:	843,300 / 843,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANTON CHRISTOPHER B/ETAL	
Owner 2:	STANTON JOANNE G	
Owner 3:		
Street 1:	6 OAKLAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,935 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 2951 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6935.000	403,700		439,600	843,300
Total Card	0.159	403,700		439,600	843,300
Total Parcel	0.159	403,700		439,600	843,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 285.77 | /Parcel: 285.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

108608

GIS Ref

GIS Ref

Insp Date

06/05/18

!12706!

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	403,600	0	6,935.	439,600	843,200	843,200	Year End Roll	12/18/2019
2019	101	FV	302,500	0	6,935.	439,600	742,100	742,100	Year End Roll	1/3/2019
2018	101	FV	282,100	0	6,935.	389,400	671,500	671,500	Year End Roll	12/20/2017
2017	101	FV	282,100	0	6,935.	326,600	608,700	608,700	Year End Roll	1/3/2017
2016	101	FV	282,100	0	6,935.	326,600	608,700	608,700	Year End	1/4/2016
2015	101	FV	265,900	0	6,935.	282,600	548,500	548,500	Year End Roll	12/11/2014
2014	101	FV	247,500	0	6,935.	273,200	520,700	520,700	Year End Roll	12/16/2013
2013	101	FV	247,500	0	6,935.	260,000	507,500	507,500		12/13/2012

PRINT

Date	Time
12/11/20	02:46:08

LAST REV

Date	Time
07/24/18	14:20:35

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12706

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLAGHER PAUL	24841-218		9/8/1994		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	108608
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2016	2031	Redo Bat	28,912	O				full bath remod
9/16/2013	1381	Redo Kit	28,750	C				
5/18/2010	454	Temp Ten	975					
11/9/1994	602	Manual	7,800					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	MEAS&NOTICE	BS	Barbara S
5/13/2014	External Ins	PC	PHIL C
1/24/2014	Info Fm Prmt	EMK	Ellen K
12/18/2008	Measured	336	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	267	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6935		Sq. Ft.	Site		0	70.	0.91	8									439,633						439,600	

Total AC/HA: 0.15921 | Total SF/SM: 6935 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 439,633 | Spl Credit | Total: 439,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08496273
Const Adj.:	1.00989902
Adj $ / SQ:	142.441
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495929
Depreciation:	92243
Depreciated Total:	403686

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

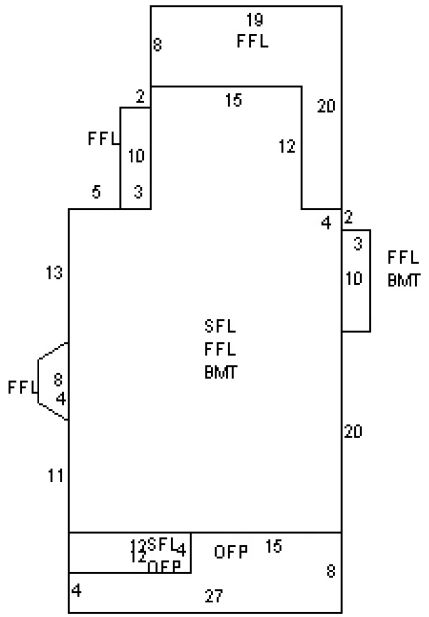
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,322	142.440	188,307
SFL	Second Floor	1,092	142.440	155,546
BMT	Basement	1,074	56.620	60,810
OFP	Open Porch	216	24.380	5,266

Net Sketched Area:	3,704	Total:	409,929
Size Ad	2414	Gross Are	3704	FinArea	2951
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	142.44
Special Features:	0	Val/Su Net:	108.99
Final Total:	403700	Val/Su SzAd	167.23

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	